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LAND FOR SALE

80± Acres, Seward County, Nebraska

OFFERED AT
\$7,500
per acre

Highlights:

- Northwest of Lincoln, Nebraska; close to Garland, Bee, and Valparaiso
- Nice row crop farm
- Offers strong hunting in excellent deer area



For additional information, please contact:
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Property Information

Directions to Property:

The property is located in northeast Seward County. Travel six miles north of Garland, Nebraska, to Little Salt Road, then go one and one-quarter of a mile west on Little Salt Road (just west one-quarter of a mile from 196th Road and Little Salt intersection).

Property Description:

A nice row crop farm located northwest of Lincoln. It is mostly terraced with tile outlets and offers some bottom land. Rolling terrain and few trees.

Legal Description:

W1/2 NE1/4 (80 +/- acres) Section 8-T12N-R4E, Seward County, Nebraska

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	16.50 acres	110 bushels
Grain Sorghum	24.50 acres	73 bushels
Soybeans	25.50 acres	35 bushels

Farm Data:

Cropland	72.71 acres
Timber	<u>5.23 acres</u>
Total	77.94 acres

2023 Taxes (Payable in 2024):

- \$3,372.96

Agent Comments:

The farm is leased for the 2025 farming season. Buyer is to assume the terms and conditions of this lease (contact agent for lease details). Landlord possession is granted at closing. Full possession is to be on March 1, 2026.



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7228	Burchard clay loam, 6 to 11 percent slopes, eroded	24.8	31.16	0	48	3e
7204	Aksarben silty clay loam, 6 to 11 percent slopes, eroded	11.47	14.41	0	62	3e
3777	Muir silt loam, 3 to 7 percent slopes	11.04	13.87	0	80	3e
8841	Hall silt loam, 1 to 3 percent slopes	9.76	12.26	0	75	2e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	9.22	11.59	0	44	3e
3553	Hobbs silt loam, frequently flooded	7.04	8.85	0	54	6w
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	4.31	5.42	0	59	2e
7614	Steinauer clay loam, 6 to 11 percent slopes, eroded	1.93	2.43	0	62	4e
TOTALS		79.57(*)	100%	-	58.77	3.11



Property Location

